



OKEECHOBEE METRORAIL STATION

Station Location	Okeechobee Road and NW 74 th Street 11.98-acre site
Project	Embassy at Okeechobee Station <ul style="list-style-type: none">❑ Affordable rental housing❑ Affordable elderly rental housing (proposed second phase)
Developer	Jubilee Community Development Corporation and Gatehouse Development Corporation
How Initiated	Board of County Commissioners awarded site to Jubilee; Jubilee solicited proposals for a development partner via competitive RFP process
Status	Project is currently in the planning stage
Financial	To be determined



NORTHSIDE METRORAIL STATION



Station Location	NW 79 th Street at NW 32 nd Avenue 6-acre site
Project	Northside Station Village <ul style="list-style-type: none">❑ 5 5-story buildings of affordable housing❑ 220 one, two and three-bedroom units❑ Amenities include community room and pool❑ 220 parking spaces for residents❑ 200 parking spaces for transit patrons❑ 2 optional acres may be developed
Developer	Metro-Miami Action Trust (MMAP)(Tenant), a not for profit development corporation, and Altamira Associates, Ltd., a Florida limited partnership (Subtenant)
How Initiated	Board of County Commissioners awarded site to MMAP MMAP solicited proposals through an RFP
Status	Design stage
Financial	MDT receives minimum guaranteed annual rent plus payment in kind rent. 90-year lease.



DR. MARTIN LUTHER KING, JR. PLAZA METRORAIL STATION



Station Location	NW 62 nd Street & NW 27 th Avenue
Project	<p>Dr. Martin Luther King, Jr. Plaza Office Building</p> <ul style="list-style-type: none">❑ 5-story, 172,000 sq. ft. office building housing County agencies, including 13,500 sq. ft. of ground floor retail❑ Demolition of portion of parking structure and renovation of entire garage❑ Covered walkway linking building with station
Developer	BAC Funding, Inc.
How Initiated	Unsolicited bid from not-for-profit agency
Status	Groundbreaking occurred in March 2001. A 1st Quarter 2004 completion is anticipated.
Financial	BAC leases land for project development. County agencies lease office space from BAC. County has option to purchase office building at a later date.



ALLAPATTAH METRORAIL STATION



Station Location	NW 36 th Street at NW 12 th Avenue
Project	Allapattah Garden Apartments <ul style="list-style-type: none">❑ Affordable rental housing complex<ul style="list-style-type: none">❑ 6 garden-style, 3 story buildings totaling 128 two and three bedroom units❑ Clubhouse and tenant amenities❑ Surface parking❑ Resident programs and services, day care center
Developer	New Century Development Corporation and The Carlisle Group, LLC
How Initiated	In 1999, MDT sold the parcel to the Miami-Dade County Office of Community and Economic Development (OCED) under an agreement specifying that a transit-friendly urban redevelopment project would be constructed and MDT would retain rights to review and approve all plans.
Status	Groundbreaking October 2002. Currently under construction; completion Spring 2004.



SANTA CLARA METRORAIL STATION



Station Location	NW 20 th Street at NW 12 th Avenue
Project	<p>Santa Clara Apartments</p> <ul style="list-style-type: none">❑ Phase I: 9-story, 208-unit affordable rental apartment building, surface parking❑ Phase II: 17-story, 200-unit affordable rental apartment building; five levels of parking, ground floor dedicated to transit parking
Developer	Santa Clara Apartments, Ltd.
How Initiated	Competitive Request for Proposal process
Status	Phase I construction began September 2002 with completion Fall 2003. Phase II construction to begin Summer 2004.
Financial	MDT receives payment in kind rent, guaranteed annual rent and 50% of net income. 90-year lease.



OVERTOWN METRORAIL STATION



Station Location	NW 6–8 th Streets at NW 1 st Court
Project	Overtown Transit Village <ul style="list-style-type: none">❑ 17-story, 341,000 sq. ft. County office building❑ 8 ½ story, 588-space parking garage, including 4,000 sq. ft. of ground floor retail space❑ Public park (site of future office building)
Developer	Overtown Partnership, Ltd. (Subtenant)
Tenant	St. Agnes Rainbow Village Development Corporation, Inc.
How Initiated	Following a non-responsive RFP process, a not-for-profit agency submitted an unsolicited proposal.
Status	Construction start date of Spring 2004 is anticipated.
Financial	MDT receives guaranteed annual rent plus 2% of gross revenues. 90-year lease.



COCONUT GROVE METRORAIL STATION



Station Location	South Dixie Highway & SW 27 th Avenue
Project	Coconut Grove Transit Village <ul style="list-style-type: none">❑ Market rate rental apartment tower with perimeter townhomes, including parking facilities❑ Retail outparcel❑ Surface Metrorail parking
Developer	South Dixie/27 Inc.
How Initiated	Competitive Request for Proposal process
Status	A 2004 groundbreaking is anticipated
Financial	MDT receives guaranteed annual rent plus participation rent generated from all uses. Initial 30-year lease estimated to yield over \$16 million to MDT.



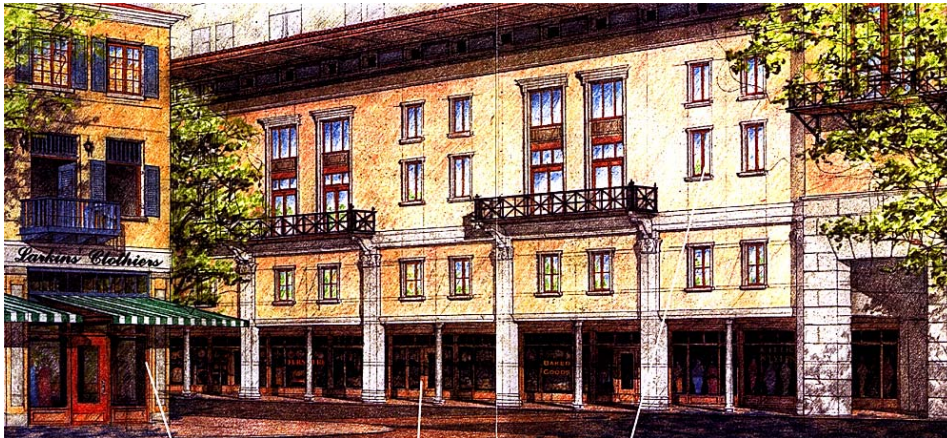
DOUGLAS ROAD METRORAIL STATION



Station Location	South Dixie Highway & Douglas Road (SW 37 th Ave)
Project	<p>Miami-Dade Water & Sewer Department (WASD) Headquarters</p> <ul style="list-style-type: none">❑ 150,000 sq. ft., 5-story office building housing administrative, technical and support personnel❑ 11-story, 750-space parking garage❑ covered walkway linking building to transit facilities
Status	Completed 3 rd Quarter 2002
Financial	The project was originally structured as a long term land lease with purchase option. WASD has exercised option and owns the land.
Comments	In November 2001, Miami-Dade Transit issued a request for proposals for a joint development project on the remainder of the Douglas Road Station site. The RFP called for 400 transit parking spaces to be constructed in addition to other components of the development. A proposal which included apartment rentals, office and retail was favorably recommended as a result of the RFP process, and negotiations with the proposer are currently underway.



SOUTH MIAMI METRORAIL STATION



Station Location	South Dixie Highway & Sunset Drive (SW 72 nd Street)
Project	Hometown Station <ul style="list-style-type: none">□ Phase II--8-story, 157,000 sq. ft. County office building□ Phase III--13,000 sq. ft. of ground floor retail space□ Phase IV--3-story, 150,000 sq. ft. market rate rental apartments
Developer	Hometown Station, Ltd.
How Initiated	Competitive Request for Proposal process
Status	Phase II in design stage; construction to start 2004
Financial	MDT receives guaranteed annual rent of \$180,000 plus 5% of gross revenues. 90-year lease.
Comments	Leased area includes Phase II land fronting S.W. 59 th Place, Phase III land fronting perimeter of rear garage on S.W. 59 th Place and S.W. 70 th Street; Phase IV air rights above the rear triangular garage. Phase I Managed area is front rectangular transit-patron parking garage.



DADELAND NORTH METRORAIL STATION



Station Location	South Dixie Highway at theoretical SW 83 rd Street
Project	<p>Dadeland Station (Phase I)</p> <ul style="list-style-type: none"> ❑ 320,000 sq. ft. "Big Box" vertical retail complex ❑ 9,600 sq. ft. ground floor transit-oriented retail ❑ 2-story retail building (furniture) <p>Dadeland Vista (Phase B)</p> <ul style="list-style-type: none"> ❑ 4-story, 48-unit market rate rental apartments <p>Towers of Dadeland (Phase II)</p> <ul style="list-style-type: none"> ❑ 14-story, 120-unit market rate rental apartments with option to convert to condominium; 6,400 sq. ft. retail <p>Phase III (to be determined)</p>
Developer	Green Dadeland Station, Ltd. Phase I land lease assigned to Dadeland Station Associates, Ltd. Phase B land lease with Dadeland Vista, Ltd.
How Initiated	Competitive Request for Proposal process
Status	Lease commenced 1994. Phase II to begin late 2003.
Financial	MDT receives greater of \$400,000 or 5% of gross revenues annually. 90-year lease.



DADELAND SOUTH METRORAIL STATION



Station Location	South Dixie Highway & Dadeland Boulevard
Project	Datran Center <ul style="list-style-type: none">❑ Three Class A office buildings totaling 600,000 sq. ft.❑ 35,000 sq. ft. of retail space❑ 305-room luxury Marriott Hotel❑ 3,500 parking spaces, 1,100 of which are designated for MDT patron usage
Developer	Green Companies
How Initiated	Land swap with MDT in exchange for development rights
Status	The project has been in operation since 1984. A fourth phase consisting of another hotel is planned for the site.
Financial	MDT receives guaranteed annual rent plus participation rent generated from all uses. The project has generated over \$800,000 annually for MDT.



BUS ROUTE PARK & RIDE DEVELOPMENTS

Serving the South Miami-Dade Busway:

SW 152 nd St	The parking lot adjoins the Palmetto Golf Course. In November 1999, MDT and the Miami-Dade Parks and Recreation Department entered into a 30-year Memorandum of Understanding for the joint use of the parking lot. MDT prepaid rent for the first 10 years in order that Parks make necessary modifications, re-design and lighting improvements to the lot wherein MDT would gain 50 additional transit parking spaces, from 76 to 126, and Parks would have priority over the remaining 264 spaces. Construction began in June 2002 and was completed in February 2003.
SW 168th Street	The site is currently being leased to MDT from a private landowner. A 149 space park and ride lot opened on December 16, 2002.
SW 244th Street	This site is currently being leased to MDT from a private landowner. A 100-space Park & Ride lot has recently been constructed on the 0.96 acre site, and will be available for parking when Busway construction reaches the location.
SW 200th Street	MDT acquired this 3.4 acre site at the northwest corner of SW 200th Street (Caribbean Boulevard) and the Busway to be used as a park and ride lot.. Preliminary plans call for up to 362 spaces.. The necessary public hearings were held and zoning issues have been resolved. Final construction and design plans are anticipated to be commissioned in late 2003.
SW 296th Street	In July 2002, MDT purchased a 2.2 acre site at the northeast corner of SW 296th Street and the proposed Busway. The site is the home of a former auto dealership,



and contains a paved parking area and service building. In addition to parking for bus patrons, joint development opportunities exist at this site.

Serving other bus routes:

SW 152 nd St at Florida's Tpke	In 1975, MDT obtained permission to use the 2 ½ acre park and ride lot containing 125 spaces by FDOT, the site's owner. The County has use of the lot in perpetuity if land is used by the County for transportation purposes.
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Kendall Hammocks Town Centre	Located at SW 104 th Street and 142 nd Avenue. This lot is privately owned and leased to MDT for a nominal fee. This facility provides 50 parking spaces.
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Golden Glades	This lot is owned by the FDOT and leased to MDT. The Golden Glades Park and Ride has approximately 1400 parking spaces. It is the oldest and most heavily used Park and Ride facility in Miami-Dade County.
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Miami-Dade College	Located at approximately SW 104 th Street and 113 th Avenue. This lot is on the Miami-Dade College campus and is leased to the County. This facility provides 50 parking spaces.
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MDT / MDHA Partnerships:

SW 8 th St/127 th Av	This 2.2 acre site was acquired from the Miami-Dade County Parks Department in July 2001, to serve west Miami-Dade County commuters in an increasingly populated area. MDT and MDHA studied the possibility of using the site as an elderly housing facility and park and ride, and in May 2002 the Board of County Commissioners authorized the project. A request for zoning approval has been submitted to the Department of Planning and Zoning. The project has an estimated completion date of December 2005.
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Bird Rd/SW 89th Av In July 1997, MDT acquired the 29,000 sq. ft. site from FDOT with the restriction that the land be used for a park and ride lot only. Subsequently, the property was identified as an ideal site for a much-needed elderly affordable housing facility in addition to the park and ride lot. In September 2001 in response to a request from MDT, FDOT removed the parking-only restriction from the deed by issuing a corrective deed stating that the land must be used for parking and for housing the elderly. A request for zoning approval has been submitted to the Department of Planning and Zoning. The project has an estimated completion date of December 2004.

FUTURE PARK & RIDE SITES

During the upcoming year, MDT will be developing its Park and Ride Plan. MDT will focus on identifying and acquiring new joint development and Park & Ride opportunities along proposed transit corridors and the Busway. This effort will also address current needs, particularly Park & Rides in current areas of heavy transit utilization. The following areas have already been identified as potential Park and Ride sites:

<u>Park and Ride</u>	<u>Location</u>
County Line Park and Ride	NW 27th Avenue/215th Street
Miami Lakes Park and Ride	NW 67th Avenue/Miami Lakes Drive
Northeast Park and Ride	Biscayne Blvd./Miami Gardens Drive
El Portal Park and Ride	Biscayne Blvd./NE 79th Street
Doral Park and Ride	NW 87th Street/NW 25th Street
West Kendall Park and Ride	Kendall Drive/SW 157th Avenue
Kendall South Park and Ride	SW 152nd Street/152nd Avenue
Bird West Park and Ride	Bird Road/147th Avenue

Specific sites for these facilities have not yet been identified. Ideally, actual locations could be sited within a two mile radius from the locations identified



above. However, in some cases, the actual sites could be more than two miles from the above-mentioned locations depending on the availability of space. MDT will be working to identify specific locations and acquire properties (purchase or lease) during the upcoming years.

Dadeland North Metrorail Parking Garage:

MDT has contacted Florida East Coast Railway, LLC regarding the acquisition of property located between the Metrorail right-of-way located on the South of S.W. 85th Street on the North of S.W. 70th Avenue. This property would be acquired in order to develop additional parking for the Dadeland North Metrorail Station.

The Dadeland North Metrorail Garage in its original configuration contained approximately 1,970 parking spaces. The garage reached 100 % occupancy prior to the Fall of 2000. During this time, MDT received many complaints from riders who were unable to find parking at this station. In October 2000, the garage was reconfigured to provide an additional 89 spaces. These additional spaces were immediately absorbed by the demand for parking at this station. On workdays, the garage fills up to capacity by approximately 9:00 am. Since parking at the Dadeland South Station is also 100% full by this time, Metrorail riders arriving after 9:00 am are forced to either drive to the South Miami Garage or to drive to their destination.

Florida East Coast Railway, LLC is currently reviewing our request.

Douglas Road:

In November 2001, MDT issued an RFP for development of the Douglas Road Station site adjacent to the Water & Sewer Department project. A proposal was favorably recommended as a result of the RFP process, and negotiations with the proposer are currently underway.

The RFP called for 400 transit parking spaces to be constructed in addition to other components of the development. MDT will pay the pro rata construction cost of 250 of these spaces, and the remainder shall be paid by the developer. The additional parking spaces will approximately double the lot capacity, currently surface parking, at the station. The demand for parking at Douglas Road consistently reaches 100%.